



HOUSING FIRST

AN INVESTMENT
WITH A RETURN IN PROSPERITY



THE REPORT OF THE ALBERTA AFFORDABLE HOUSING TASK FORCE

Alberta



REPORT TO THE MINISTER

ALBERTA AFFORDABLE HOUSING TASK FORCE

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TASK FORCE MANDATE

On February 1, 2007, the Government of Alberta appointed the *Alberta Affordable Housing Task Force* to find innovative and practical ways to make affordable housing more accessible and available to Albertans. The task force was asked to focus on finding solutions for homelessness and affordable housing, including subsidized rental and home ownership.

The task force included representatives from municipalities, business, community leaders, industry associations, political parties and the non-profit sector to provide a broad base of expertise and knowledge in housing matters.

Chaired by Len Webber, MLA for Calgary - Foothills, the task force traveled to nine Alberta communities in February and March to meet with key stakeholder organizations and individual Albertans.

The task force held community meetings in Grande Prairie, Fort McMurray, Edmonton, Red Deer, Hinton, Medicine Hat, Lethbridge, Calgary and Elk Point from February 16 to March 2, 2007.

TASK FORCE MEMBERSHIP

Len Webber (Chair), MLA, Calgary - Foothills

Cristian Carstoiu, Youth Advisory Panel

Mary Ann Eckstrom, Alberta Association of Municipal Districts and Counties (County of Grande Prairie)

Michael Farris, E4C

Tim LeClair, Métis Settlements General Council

Karen Leibovici, Councillor, City of Edmonton

Ray Martin, MLA, Edmonton - Beverly - Clareview

Bruce Miller, MLA, Edmonton - Glenora

Ravi Natt, Wood Buffalo Housing & Development Corporation/

Michael Allen, Wood Buffalo Housing & Development Corporation (Alternate)

Brian O'Leary, Q.C., Calgary Committee to End Homelessness

Larry Pempeit, Canadian Paraplegic Association (Alberta)

William R. Persley, Portage College

Brad Stevens, City of Calgary

Tara Veer, Councillor, City of Red Deer, Alberta Urban Municipalities Association (AUMA) Representative

Madelyn Todd, Urban Development Institute - Alberta

Kathy Watson, Canadian Home Builders' Association - Alberta

MESSAGE FROM THE TASK FORCE CHAIR



Over the past 45 days, I have been privileged to work with 15 dedicated Albertans, who have committed many hours, together with their experience and knowledge, to look at the issues of homelessness and affordable housing in Alberta.

We traveled to nine communities across Alberta – in good weather and bad – listening to a variety of Albertans explain the barriers they face in accessing, building or providing people with affordable housing. They also told us about their solutions to these problems.

We heard genuine appeals to make recommendations that will improve people's access to shelters when needed. People said the task force should ensure people can stay in their current homes if they want to, and that Albertans should be able to afford rental housing and home ownership. We heard how the lack of affordable housing affects Aboriginal, First Nations and Métis people, students, immigrants and newcomers, seniors, women leaving abusive situations, the disabled and many others.

With Alberta's tremendous opportunities come an equal measure of challenges. The task force has considered all it heard and has laid out a three-part plan of action. The plan acknowledges that Alberta must catch up to pent-up demand for affordable housing, as well as stay ahead as demand continues to grow.

I first want to thank the more than 1,400 Albertans who either e-mailed us, made a presentation to the task force, submitted a written proposal or left comments on our website.

I extend my sincere thanks to each member of the task force for their cooperation, hard work and good thinking on this task. We debated the issues with respect for the diversity of opinions and the task force has produced a solid foundation for a strong government response.

Yours truly,

A handwritten signature in cursive script that reads "Len Webber".

Len Webber, MLA, Calgary - Foothills
Chair – Alberta Affordable Housing Task Force

EXECUTIVE SUMMARY

The recommendations of the task force are summarized below. The following points highlight the key strategies presented by the task force:

- » The report acknowledges the seriousness of the housing situation facing Alberta and that implications of no action or inadequate action are severe. Task force members heard all across Alberta that:
 - Alberta's housing shortage is a "crisis".
 - It is gaining in severity as our economic growth continues.
 - It is both a critical economic and social issue (see page 8).
 - The issues require solutions across many fronts, given the complexity of the factors driving the shortages.
- » Task force recommendations are based on clear principles. They address the continuum of housing options and services required to support people (see page 12) and create inclusive communities.
- » The report gives Alberta a *plan* – both to tackle the current urgent situation and to generate the change Alberta needs in order to "get ahead of the curve" of today's affordable housing shortages and sustain future growth.
- » The *Immediate Recommendations* outlined in the first part of this plan protect those in the market who most need it, stimulate the creation of new affordable housing across the housing continuum and eliminate barriers preventing quick responses to the current housing situation.
- » These *Immediate Recommendations* ask the government to consider limited, short-term market intervention to slow the current rate of rent increases and condo conversions (see pages 15 and 16). These two protective measures are coupled with a stimulus for the construction of affordable housing. The decision to recommend these protective measures was a very difficult one for the task force. There was a clear concern among many members about the impact of rent stability guidelines on overall housing supply and on rental rates once guidelines are removed in two years. At the same time, the task force was confronted everywhere with the plight of many renters who were losing their homes *now*. These people have few other options in today's overheated market. The task force understood that keeping people in their current homes wherever possible is essential to deal with the urgent situation Alberta faces today.
- » These *Immediate Recommendations* require a significant investment over the next three years. The task force is aware that reference to these dollars can become the sole focus for many, including decision makers. But these dollars are an investment in managing the very growth that fuels the province's economy. *It is an investment with a return in prosperity*. The report recommends capital investment be leveraged through partnerships to produce the maximum affordable housing units possible (page 17). However, the report also includes low-cost or no-cost recommendations to ensure better planning, policy integration and access to affordable housing — all of which are key to solving the current affordable housing dilemma.

- » This report acknowledges that homelessness and affordable housing need to be planned and delivered as:
- A continuum of inter-related components (see page 13) – as a system within which influences in one area can have an impact across the whole housing spectrum.
 - A continuum with necessary services and supports imbedded in it to ensure people can progress along the spectrum of housing options.
 - An approach that focuses on eliminating the need for shelters, and instead expands responsive, transitional and supportive living options – options that surround the individual with the services and supports they need to be as self-reliant as possible given their circumstances.
 - An approach designed to ensure Albertans who need a safe shelter have one, but most importantly that they have the chance for an affordable *home*.
 - Recognizes that Albertans should have housing options, including owning their own home, even on modest incomes.
- » The plan also includes recommendations to do things better in the future in order to avoid the types of measures Alberta must institute now:
- Aligning policies across government, particularly around the release of suitable crown lands and lands held in reserve by all orders of government and by school boards.
 - Creating an entity – a Housing Secretariat or Council (see page 19) – with the mandate to integrate efforts across governments, regions and communities in order to ensure efficient and effective responses to local needs.
 - Developing a *Ten-Year Alberta Housing Plan* focused on eliminating homelessness and ensuring an ongoing supply of affordable housing that reflects the needs, resources and opportunities across the housing continuum in individual regions and communities.
 - Outlining what the province, municipalities, industry and the federal government should do, or must consider doing, to support change and ensure an ongoing supply of affordable housing.
 - Removing the red tape and duplication imbedded in the system today.
 - Ensuring more barrier-free housing options.
 - Moving resources to the regional, municipal and community level to enable them to make the best decisions and take actions to address specific, local needs.
 - Strengthening Alberta's non-profit sector as a key player in the development of affordable housing.
 - Adapting legislation to support the full scope of recommended changes.

This array of solutions provides a solid foundation for a strong Government of Alberta response to the *Alberta Affordable Housing Task Force Report*. It addresses the immediate urgency of Alberta's housing situation, removes barriers for the future and changes the landscape – both in terms of how Alberta defines affordable housing, and how it is delivered.

THE IMMEDIATE SITUATION

Step 1 – Fight Immediate Measures to Tackle the Shortage

1. Establish a *Homeless and Eviction Prevention Fund* (\$7 million annually)
2. Stabilize Volatility for Renters
 - 2a. Introduce two-year *Rent Stability Guidelines*
 - 2b. Use capital grants to stimulate rental construction
 - 2c. Introduce *New Guidelines for Condo Conversions*
3. Increase Funding for Temporary Emergency Shelter Spaces
 - 3a. *Shelter Allowances* (\$35 million annually)
 - 3b. *Alberta Homeless Initiative* (\$6 million annually)
4. Establish and Fund an *Alberta Transitional Housing Initiative*
 - Operating dollars (\$12 million annually)
5. Increase *Alberta's Rent Supplement Program* Allocation (\$33 million annually)
6. Enhance Capital to Leverage a Maximum Supply of Housing (\$480 million annually)
 - Stimulus for transitional, supportive and affordable rental housing (\$364 million)
 - Home ownership support over five years (\$100 million)
 - *Aboriginal Housing Trust* (\$16 million)
7. Enable Greater Flexibility in the Use of Capital Grants
8. Ensure Quick Release of Suitable Crown Lands, Surplus Provincial Lands and Surplus School Sites

INCREASING SUPPLY AND IMPROVING RESPONSIVENESS

Step 2 – Five Short-Term Priorities to Remove Barriers and Increase Access

1. Develop a *Ten-Year Alberta Housing Plan* and Establish a Housing Secretariat or Council
2. Ensure Ongoing Access to Affordable Land
3. Move to Block Funding in Allocating Capital Dollars
4. Revise The Municipal Government Act to Support More Flexible Zoning, Density Bonuses and Other Incentives
5. Develop Flexible Incentives to Stimulate Supply-Side Responses

Step 3 – Better Ways for the Future

- » Cut Red Tape and Improve Efficiencies
- » Better Integration of Planning and Policy
- » Ongoing Supply and Improved Access
- » Strengthen the Non-Profit Sector
- » Appropriate Services/ Supports Along the Continuum
- » Amend Legislation to Support Change

BACKGROUND – HOMELESSNESS AND AFFORDABLE HOUSING IN ALBERTA

A SAFE, AFFORDABLE HOME IS ESSENTIAL TO DIGNITY, GOOD HEALTH
AND A FAIR CHANCE AT A PRODUCTIVE LIFE

Alberta is experiencing continued high growth and tremendous economic and social opportunities. But with this opportunity comes an array of challenges.

People are moving here in record numbers, looking for good jobs and an attractive quality of life. This influx is critical to sustaining Alberta's economic growth. At the same time, the province is experiencing tremendous pressure on its housing supply. The consequences are clear all across Alberta. The lack of affordable housing is increasing homelessness. It is creating a new category of the "nearly homeless" – those who are one rent increase away from not being able to afford their home; it is eliminating the dream of home ownership for first-time and modest-income home buyers – and jeopardizing Alberta's ability to keep pace with growth.

The Situation Alberta is Facing:

- » Alberta had a 10.4% increase in total population since 2001 – double the national average.
- » The strong economy has helped spur migration into the province, which contributes to a rental vacancy rate of 0.9% – the lowest in a generation and a third of the national average.
- » If this economic growth continues to 2025, Alberta could face a shortfall of 332,000 workers, many of whom will come from other countries and cultures and will need housing.
- » Vacancy rates in rural Alberta have decreased dramatically since 2003. The overall vacancy rate in rural Alberta in 2006 was 1.4% – a ten-year low.
- » According to the Canadian Mortgage and Housing Corporation (CMHC), the two highest rent increases in Canada last year were in Calgary and Edmonton (19.5% and 9.9%, respectively) well-above the national average increase of 2.4%.
- » A recent Royal Bank of Canada (RBC) report indicated home prices rose 50-60% in Calgary last year and close to 40% in Edmonton, and increasing an average of 13.3% across the province. "Alberta has the strongest decrease in affordability since 1990 and housing affordability is approaching an *all-time low* in the province," the report said.

"Your government is taking action – it has created a Provincial Task Force to find ways to make affordable housing accessible to all Albertans."

~ Throne Speech, March 2007

"Homelessness is a side effect of Alberta's success."

- » In 2006, 8,900 people were waiting for subsidized housing across all programs. This number will grow substantially given the tight and increasingly expensive market.
- » Alberta's homeless population is growing. Calgary's 2006 count of homeless indicated a 32% increase over the past two years. During the same period, Edmonton showed an increase of 19%, while Fort McMurray's homeless population increased by 24%. Aboriginal people are over represented in Alberta's homeless population.
- » The number of Albertans in core need of housing was more than 106,000 five years ago.** That number will have substantially increased as the price of housing has nearly doubled during that time.
- » The total number of subsidized housing units in Alberta has remained constant for the past 5 years.

"The Government of Alberta recognizes that economic prosperity must not come at the expense of Quality of Life and will act decisively to minimize and address the issue of affordable housing."
~ Throne Speech, March 2007

WHAT THE TASK FORCE HEARD

The task force distributed a *Framework for Discussion* through its website, met directly with the federal government and other groups and solicited written presentations from a variety of organizations with an interest in the issues of affordable housing and homelessness. In all, close to 1,400 unique submissions were received and reviewed from government, business, non-profit organizations and individual Albertans.

The consistent themes from these submissions, discussions and presentations are outlined below. The methodology of coding this data and aggregate top-line results are available in Appendix 2.

HOMELESSNESS AND THE LACK OF AFFORDABLE HOUSING IS A SERIOUS AND GROWING ISSUE

In every municipality, Albertans were unanimous in declaring the issue "a crisis", the housing shortage "severe" and the timeline "urgent and immediate".

IT IS BOTH AN ECONOMIC AND SOCIAL ISSUE

The lack of affordable housing directly affects Alberta's ability to attract much needed skilled and unskilled labour, and provides significant barriers to moving forward with the province's *Building and Educating Tomorrow's Workforce Strategy*. In addition, chronic homelessness is expensive; according to the United States Interagency Council on Homelessness, tackling chronic homelessness saves public dollars by reducing emergency room visits, ambulance costs, hospital admissions, arrests, court costs and mental health support costs.

"Shelter is a need, not a commodity."

"People looking for a job need an address."

"Governments should stay out of the housing business. Leave it to the private sector."

"Affordable housing is vital to Alberta's competitiveness."

"If you can't house people, you'll crush the growth."

** CMHC Alberta Housing Study, 2001 data

THE FACE OF HOMELESSNESS IS CHANGING

Alberta's growing homeless do not fit a traditional stereotype. Increasingly, they include the working poor (those who work in lower-wage jobs), temporary and new workers that Alberta businesses have worked hard to attract here, families who were living in affordable apartments until rents escalated rapidly, seniors whose apartments have been turned into condos that they can't afford to purchase and people without the services and supports they need to move out of shelters and progress along the continuum of housing options.

"Housing is the number one need of clients of the Schizophrenic Society."

For those Albertans who work in the highest-growth communities, either as professionals or in the services sector, the cost of housing in all forms has become prohibitive.

THE ISSUE AFFECTS COMMUNITIES ALL ACROSS ALBERTA

This is both a rural and an urban issue. Communities are unique, and common problems have different dimensions, requiring distinct regional and local solutions. The challenges faced in Lethbridge or Elk Point differ for those faced in Edmonton. But the level of concern is high and rising everywhere.

"Dealing with homelessness benefits everyone in our community."

Across the province, municipalities emphasized their willingness and readiness to deal with affordable housing and homelessness. They stressed the need for provincial support for local initiatives, and requested the tools to provide solutions.

THE ISSUES ARE COMPLEX – ALBERTA IS FACING A "PERFECT STORM"

Tight Supply -

Alberta currently has a high demand for all types of housing – barrier-free units, single-family homes, rental units, condominiums, subsidized housing, transitional housing and shelter spaces. At the same time, there is a lack of affordable land and market incentive to build affordable housing. This combination of factors undermines the options to generate affordable housing quickly.

"Build more apartment buildings to increase supply."

High Cost -

Tight supply, high demand, serious labour shortages and ever increasing construction costs drive up costs to build and access all types of housing. In addition, builders and non-profit organizations said that high development charges and off-site levies charged by municipalities are responsible for as much as \$15,000 to \$25,000 of the price of a new home. All these cost increases have moved entry-level homes out of the range of affordability for many working Albertans.

Albertans suggested a number of solutions to combat these cost barriers. Their solutions included market incentives for private developers to build more rental units and subsidized housing, immediate increases to rent subsidy programs, mortgage support programs for lower income families, government policy changes to rapidly incent more units and empowering non-profit organizations to deliver units in partnership with governments.

"I am one rent increase away from being homeless."

Those impacted most by cost increases in this surging economy are those Albertans on fixed incomes, for many of whom the boom has become a bane. The task force heard that seniors, the severely disabled, students and those on *Assured Income for the Severely Handicapped* (AISH) or *Income Support* have seen their housing costs skyrocket while their incomes remain static.

"Try living on \$1,000 when rent is \$800."

A Lack of Affordable and Serviced Land -

Many high-growth municipalities and non-profit organizations said that the lack of affordable and serviced land available for development was an impediment to increasing housing supply. At market value, land in high-growth, high-cost communities prohibits building affordable rental, ownership or social housing projects.

A Lack of Checks and Balances in the Marketplace -

Rising rents affected the broadest cross-section of Albertans, including students, seniors and families. Tenants cited conversions to condominiums, frequent and significant rent increases, a lack of suitable rental units and steadily shrinking real housing allowances as barriers to affordable living arrangements. The most commonly suggested solutions (increased rent supplements, guidelines on the frequency and level of rent increases and a slow down on condo conversions) reflected a desire by Albertans for a degree of stability and security in the rental market.

"If we had affordable land, we could make things happen."

In many cases, accessible support to pay damage deposits, first and last month's rent, emergency rental support and landlord/tenant dispute mechanisms would help people keep their apartments in a volatile market.

"My rent increased from \$625 to \$1,500."

SOLUTIONS MUST BE BALANCED

Given the complexity of market forces at play, responses to the housing crisis will need to call on both incentives (such as tax and subsidy incentives to developers, builders and landlords) and regulations (such as regulations to allow mixed-use housing on public reserve lands, quality standards for building affordable and barrier-free housing and tenants' rights). The challenge is in finding the right balance of "carrots" and "sticks".

"Eliminate stop/start granting."

THE KEY IN THE FUTURE IS BETTER PLANNING AND POLICY DEVELOPMENT

In light of future growth projections, the need was stressed everywhere for a longer-term plan – both politically and fiscally – rather than “band-aid” solutions. Alberta’s acute housing problem did not occur overnight. Alberta must develop better planning processes now in order to stay ahead as Alberta continues to grow and prosper.

In addition, there are many rules and program criteria that don’t align with the broader necessity of increasing affordable housing options for people. For example, home sharing programs were discussed in Grande Prairie and other communities. For seniors or persons with disabilities, shared accommodation could be a preferred and quick solution to housing shortages. But a number of current government income support programs will not allow accommodation sharing within their criteria. Program guidelines and criteria must be reviewed to see if they are creating barriers to innovative and common sense solutions.

SOLUTIONS WILL REQUIRE INTEGRATION AND COLLABORATION

Virtually everyone said governments and communities need to act collaboratively to implement solutions and coordinate planning, to explore synergies and minimize duplication and to establish partnerships and minimize competition among non-profit and community organizations.

The array of provincial government departments involved in housing initiatives (Alberta Municipal Affairs and Housing, Alberta Seniors and Community Supports, Alberta Employment, Immigration and Industry, Alberta Health and Wellness) and in various land use policies (Alberta Municipal Affairs and Housing, Alberta Sustainable Resource Development, Alberta Environment, Infrastructure and Transportation) adds tremendous complexity to solving specific problems and developing broader solutions. This is further complicated by the fact that the federal government has distinct homelessness and affordable housing programs and municipalities have a frontline role in approving zoning, densities and specific projects. Non-profits, service providers and builders and developers must meet the diverse criteria and processes of all these orders of government.

Collaboration and integrated planning is essential across provincial government departments, between all orders of governments and between governments, the private sector and regional and community housing providers. In fact, the task force heard many times that a long-term *Alberta Housing Plan* is needed to integrate strategies of local, regional, provincial and national efforts.

“Why not allow two people on AISH to share an affordable apartment.”

“The Government of Alberta is committed to focusing on better coordination, development and planning.”
~ Throne Speech, March 2007

“Allow each community to take control of its own situation.”

SOLUTIONS MUST ACKNOWLEDGE DIVERSITY

This issue impacts demographic groups in diverse ways. The task force heard about the distinct challenges many groups face. There are a lack of spaces for families in student dorms, insufficient housing options and supports for Aboriginal families moving into communities across Alberta, a lack of accessible, barrier-free housing and a lack of transitional housing for those struggling with mental illness and addictions. The task force also heard that biases against these groups by landlords limits access to affordable housing for them in a tight market.

"A variety of housing is needed, not just cookie-cutter facilities."

FRONTLINE AGENCIES NEED SUPPORT

Many frontline, non-profit agencies are facing chronic staff shortages and volunteer fatigue as workloads increase, funding for services remains tight, wages remain low, benefits are lacking and more hours are dedicated to overly complex grant and funding processes. These frontline staff are key to providing the services and supports that support the housing continuum.

"There is a human resource crisis in the non-profit sector."

TACKLING THE CHALLENGE – THE ALBERTA AFFORDABLE HOUSING TASK FORCE ASSIGNMENT

In its first meetings, the task force made two fundamental decisions. It agreed that any recommendations and solutions must acknowledge and address the full continuum of housing options and services, and secondly, recommendations must be based on clear principles.

A PRINCIPLES-BASED APPROACH TO SOLUTIONS

The task force based its recommendations on the following principles:

- » Safe, affordable housing is essential to the well-being of people in society. Every Albertan should have a home.
- » Homelessness and affordable housing must be viewed along a continuum of housing options and supports that meet individual needs. People must have every opportunity to progress along this continuum.
- » Affordable housing must be available and accessible to Albertans who need it.
- » Funding for housing is not a cost – it is an investment in the social and economic well-being of Alberta.
- » Alberta must take a planned, long-term view to eliminating homelessness and providing affordable housing.

- » Communities' housing issues and solutions are unique. Planning, policies and programs must be responsive to local and regional needs and market conditions.
- » Responding effectively to homelessness and affordable housing is a shared responsibility. Integration and coordination of partners' planning, funding and initiatives is key to success.
- » We must acknowledge and respond to diversity of people's needs.

"HOUSING FIRST" – DEVELOPING SOLUTIONS ALONG THE HOUSING CONTINUUM

The housing continuum encompasses housing options that range from temporary shelters right through to market housing. In fact, the continuum starts with preventive programs designed to keep people from having to enter shelters in the first place, and assumes that the goal is eventually not to need shelters at all.

"There's never enough dollars set aside for the operating costs."

Alberta needs to adopt an integrated **Housing First** perspective. This new approach to homelessness places individuals and families in the housing option on the continuum that best fits their needs, then "wraps" appropriate services around them in order to assist them to develop as much self-reliance as their circumstances allow.

The housing continuum includes emergency shelters, transitional housing (providing support to people to increase their self-reliance), subsidized housing in all its forms, through to market rental and home ownership. The continuum, and the services and supports imbedded in it, is an inter-related system – solutions cannot be applied to one area of the system without impacting others.

THE AFFORDABLE HOUSING CONTINUUM



In Alberta right now, the pressures at the market housing end of the continuum are beginning to reverse the flow along the housing stream. As rental units are converted to condos, renters, families and newcomers have been forced into temporary and inadequate housing or transitional spaces. The lack of transitional spaces causes a bottleneck for those leaving emergency shelters. Finally, at the other end of the continuum, the influx of people needing shelters increases the number of unsheltered homeless on the street.

TASK FORCE RECOMMENDATIONS —

A HOUSING FIRST PLAN FOR ALBERTA

FROM URGENT RESPONSE TO PROACTIVE PLANNING

The challenge given to the *Alberta Affordable Housing Task Force* has a number of dimensions:

- » The situation has been growing over several years and time for further study and discussion has run out. We are facing a housing shortage that requires immediate measures.
- » Actions can have consequences in a volatile, overheated market. There needs to be careful consideration of the marketplace implications of all solutions.
- » Solutions will require the cooperation of governments, private land and housing sectors, non-profits, school boards, universities, community groups and citizens.
- » At the same time, steps need to be taken to ensure a more planned, informed and coordinated response to homelessness and affordable housing issues in the future.

A Three-Step, Housing First Plan has been developed by the task force in order to:

Step 1. Respond to the current situation with recommendations across the housing continuum.

Step 2. Set priorities to remove barriers and improve access to affordable housing.

Step 3. Define better ways for the future.

STEP 1 – EIGHT IMMEDIATE MEASURES TO TACKLE THE SHORTAGE OUTCOME - STEM THE FLOW OF ALBERTANS FACING HOMELESSNESS AND LOSS OF THEIR HOMES

1. Establish a *Homeless and Eviction Prevention Fund*

- » This **\$7 million fund** (replenished over three years) would be used to prevent more Albertans from entering into the stream of “near homeless” or homeless. It would provide for damage deposits, first-month’s rents, landlord/tenant mediation, emergency rent shortfalls, etc. to keep people from losing their current homes.

2. Stabilize Volatility for Renters

- » The task force recognizes the importance of increasing rental supply as a means of stabilizing rents through market forces. The task force also recognizes that the current rental rate increases in Alberta are driving people from their homes with few affordable options left in the market. The task force is therefore asking the government to consider three measures to minimize volatility for renters:

2a. - Introduce a two-year *Rent Stability Guideline* that:

- Would stipulate rental rate increases once annually.
- Be in place for a two-year period only.
- Keep rental rate increases within a guideline of CPI plus 2%.
- Allow owners to apply for an increase over the annual guideline to recover actual costs (utilities, taxation, capital improvements, etc.).
- Exempt new construction from the guidelines.

The decision to recommend this protective measure was a very difficult one for this task force. There was clear concern among many members about the impact of rent guidelines on overall new rental supply, and on rental rates once guidelines are removed in two years. At the same time, the task force was confronted everywhere with the plight of renters who were losing their homes *right now*. These people have few other affordable housing options in today's overheated market. The task force understood that keeping people in their current homes wherever possible is essential while dealing with the urgent situation Alberta is facing.

3b. - Use per-door capital grants to stimulate construction of rental units (see *Enhance Capital Resources for Affordable Housing Supply* next page).

2c. - Introduce new *Guidelines for Condo Conversions*. Property owners would be required to provide one year's notice on the conversion of rental units to condominiums, with no rent increase during that period. Current tenants would have first right of refusal to purchase the unit, together with access to education about home ownership and support program options.

OUTCOME – REDUCE GROWING AND UNACCEPTABLE WAIT LISTS FOR SHELTERS AND TRANSITIONAL HOUSING

3. Increase Funding for Temporary Emergency Homeless Shelter Spaces

- » Wait lists for homeless shelters are growing across Alberta and more spaces must be made available as soon as possible. This may require the use or conversion of under and unused facilities to meet needs on a temporary basis. In the longer-term, shelter space requirements should decrease as more transitional and affordable housing is developed.
- » Shelter spaces suitable for families must also be increased. All suitable modes should be considered, including the use of motel, hotel and other temporary options.
- » On both fronts, communities should determine the best opportunities and choices for these temporary shelter options. Individual needs would be assessed in the shelters and case plans developed to support people as they move along the continuum of housing options.
- » In order to fund these shelter space increases, two investments are required:

3a. - Increase the current budget for *Shelter Allowances* from \$23 million annually to \$35 million and adjust the per-space rate to reflect costs.

3b. - Increase the budget for the current *Alberta Homeless Initiative* from \$3 to \$6 million annually for at least the next three years.

4. Establish and Fund an *Alberta Transitional Housing Initiative*

- » Appropriate funds are required to reinforce transitional housing. Transitional housing provides the services and supports individuals need to improve their self-reliance and live as independently as their circumstances allow. This investment will address growing needs for youth shelters, housing for those with mental illness and addictions, housing for those with disabilities, women leaving abusive situations and others in need of transitional supports.
- » Capital costs to provide additional transitional housing is included in the capital resources recommendation below. **To support these new units, additional transitional housing operating dollars of approximately \$12 million per year is required.**

OUTCOME – TAKE ACTION TO INCREASE AFFORDABLE HOUSING SUPPLY

5. Increase *Alberta's Rent Supplement Program (RSP)* Allocation

- » The more timely and efficient solution to get people into affordable housing is to increase the current allocation to rent supplements. **It is recommended that the province move immediately to increase allocation for the *Alberta Rent Supplement Program* from \$19 million to \$33 million annually.**
- » A portion of the RSP allocation would be used for a pilot project to test the feasibility of attaching subsidies to qualified individuals, rather than to units. In addition, current RSP criteria should be reviewed to ensure eligibility criteria do not create unreasonable barriers to qualification in current market circumstances.

6. Enhance Capital Resources for Affordable Housing Supply

- » The cumulative volume of pent-up demand and future demand growth for affordable housing is difficult to assess. Current wait lists for all forms of affordable housing in Alberta is approximately 9,000 units. A conservative estimate of the need over the next five years would be about 12,000 units. This estimate of 12,000 is a minimum number. The actual number will depend on the ability to leverage capital dollars through partnerships and the rate at which these units can be delivered into the market.
- » **The task force has forecast and estimated the delivery of a minimum of 12,000 additional affordable housing units over five years at a cost of \$480 million per year.** These units would include transitional housing and affordable housing, including rental and home ownership. Estimates of specific allocations of dollars to each housing option are difficult to determine with any precision with the information available to the task force. These capital dollars are intended to be used to leverage as many units as possible through a range of partnerships with municipalities, non-profit, and the private sector. These partnerships would pursue matching dollars, land donations and incentives.

Capital funds would be allocated to:

- » *Stimulate new rental and supportive housing units* (\$364 million). For example, with innovation and successful leveraging of these dollars, Alberta should target to produce:
 - No less than 2,000 units of transitional and supportive housing (youth, Albertans with addictions and/or mental health issues, women leaving abuse, etc.).
 - No less than 3,000 units of affordable rental housing (including housing for seniors, students, Albertans with disabilities and overall rental market stimulus).

- » *A new Alberta Home Ownership Assistance program.* The expectation is that this program should be developed by the province and available to entry-level homeowners within six months. **Approximately \$100 million of enhanced capital would be available for this initiative.**
- » *Matching the federal Aboriginal Housing Trust* with provincial funding to support urban Aboriginal housing, for a total of **\$16 million annually.**

The three initiatives above should produce no less than 12,000 units of affordable housing in all these categories over five years.

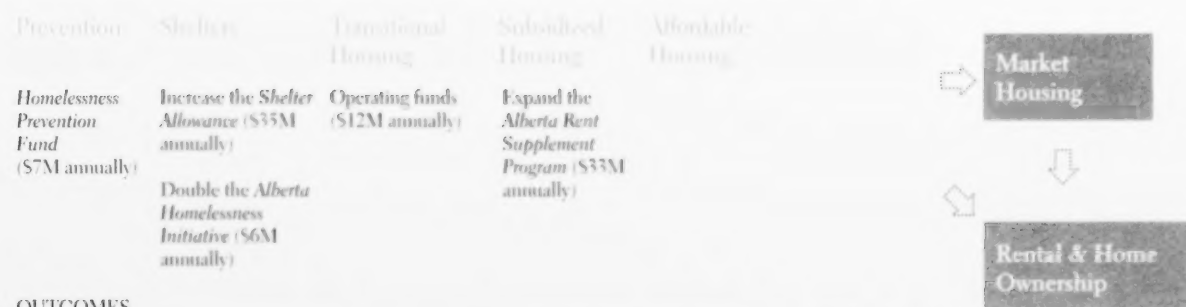
7. Enable Greater Flexibility in the Use of Capital Grants

- » A key to increasing the supply of rental and single-family homes will be providing affordable land for this purpose. The Government of Alberta should immediately allow capital grants to be used for the acquisition of land and current buildings in addition to new construction.
- » The amount of grants should depend on the economics of the individual project, not be driven by a capped grant. This will enable a more rapid increase in available affordable housing stock and would spur construction starts.

8. Ensure Quick Release of Suitable Crown Land

- » The province should release crown land, surplus provincial lands and surplus school sites for affordable housing to municipalities and non-profits as soon as possible, and at a nominal fee where appropriate.

SUMMARY OF CRISIS RESPONSE ALONG THE HOUSING CONTINUUM



OUTCOMES

Prevent people from becoming homeless	Safe shelter for chronically homeless Reduce the number of unsheltered homeless	Reduce the number of homeless Move people through the continuum Fund existing capacities Provide dollars to support frontline resources	Increase the number of affordable rental spaces Decrease the wait list	More land for future use Incent supply Increase housing stocks across the continuum
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STEP 2 – FIVE PRIORITIES TO REMOVE BARRIERS AND INCREASE ACCESS TO AFFORDABLE HOUSING

In addition to this crisis management plan, the *Alberta Affordable Housing Task Force* is making recommendations to government, non-profits, the private sector, the federal government and municipalities to address the complexity of issues related to homelessness and affordable housing.

FIVE PRIORITIES FOR SHORT-TERM ACTION

- I - Priority – Develop a *Ten-Year Alberta Housing Plan* and Establish an Alberta Housing Secretariat/Council
- II - Develop a *Ten-Year Alberta Housing Plan* that includes the goal of eliminating homelessness and integrates the information, policies and programs provided by the province, municipalities, non-profits, school boards and industry. The plan should:
 - Establish targets, including types and numbers of units.
 - Build upon regional and municipal housing plans that consider five to ten year horizons, and are adjusted appropriately to reflect market changes.
 - Be reviewed every three years to ensure it meets current needs.
- III - Establish a single entity – the Alberta Housing Secretariat or Council – which has the mandate, funding and accountability to ensure an integrated system to address issues of homelessness and affordable housing. This entity would exist under legislation, and receive its funding and mandate from government. It would have the direct support of the Premier and be accountable through the Minister to the Treasury Board. This affordable housing entity would:
 - Be responsible for developing the *Ten-Year Alberta Housing Plan*, based on regional and community plans.
 - Develop outcome goals along the housing continuum.
 - Have the ability to maximize synergies and economies of scale in both public and non-profit sectors.
 - Coordinate and integrate programs and initiatives across current government and non-profit sector silos.
 - Manage funding for homelessness and affordable housing drawn from across government's current programs.
 - Manage new funds and initiatives directed at homelessness and affordable housing.
 - Have the authority to make decisions and act.
 - Complete a comprehensive review of structural issues across governments and non-profits that create confusion, duplication and barriers to access housing programs and supports (for example, clarifying jurisdictional responsibility for youth shelters).
 - Provide one-stop "window" for those seeking information and support related to homelessness and housing.
 - Gather and disseminate strategic information.

2. Priority – Ensure Ongoing Access to Affordable Land

- » Develop a single, comprehensive policy across government departments on the release and disposal of crown lands, surplus provincial lands and surplus school sites. The policy should consider releasing crown lands, surplus provincial lands and surplus school sites at nominal cost where appropriate.
- » Extend the Community Spirit Program for Charitable Giving announced in the Throne Speech to include the donation of land for public interest projects such as affordable housing.
- » Work with municipalities to establish land trusts – enabling non-profit entities to hold and develop land for a community.
- » Reduce off-site levies and charges, or otherwise incent development for affordable housing.

3. Priority – Move to Block Funding in Allocating Capital Dollars

- » Establish indexed, block funding in place of ad-hoc grants to ensure greater regional and community responsiveness and enable municipalities and service organizations to take advantage of available market opportunities. During the transition to block funding, ensure current capital grant programs reflect inflationary pressures, particularly rising construction costs.

4. Priority – Revise the *Municipal Government Act* (MGA) to Support More Flexible Zoning, Density Bonuses and Other Incentives.

- » Amend the MGA to allow for inclusionary zoning that designates a portion of lands for mixed use and entry-level housing and allows for increased densities and other incentives to support the development of more affordable housing.

5. Priority – Develop Flexible Incentives to Stimulate Supply-Side Responses.

- » The province should consider and support a basket of incentive options for builders and developers to drive increased affordable housing construction (consider tax, grant and subsidy options). For example, the province can adopt the 50/30/20 model supported by the City of Calgary to encourage developers to include affordable housing in future developments. Make a flexible range of incentives available – forgivable loans, income tax incentives, education tax waiver matched by a municipal property tax waiver. Developers would build 50% market units, 30% near-market units and 20% subsidized units and maintain these unit ratios over a 20-year commitment.

STEP 3 – BETTER WAYS FOR THE FUTURE

The following wide-ranging recommendations were developed to support more systemic change. They reference responsibilities of the province, municipalities, the federal government and the private sector and are designed to:

- » *Cut red tape and the “bureaucracy of poverty” that creates barriers to access for people.*
- » *Enable greater regional and local responses to housing issues.*
- » *Strengthen non-profit sector as a partner in providing affordable housing in those communities that choose this mechanism.*
- » *Ensure that legislation required to enable immediate, near- and longer-term change is in place.*

OUTCOME – CUT RED TAPE AND IMPROVE EFFICIENCIES

- » Develop initiatives to improve efficiencies, greater synergies and reduce duplication within government, among non-profits and between both sectors.
- » Improve government responsiveness:
 - All provincial departments to adopt an eight-week turnaround on housing grants and funding requests.
 - Capacity should allow service providers to adopt a four-week maximum referral period.
 - Province to reduce land title transfer times.
- » Review shared accommodation restrictions in current government programs that create unnecessary barriers to accessing affordable housing and eliminate where appropriate (for example, shared accommodation restrictions and asset levels).
- » Create clear, standard provincial grant and program procedures to minimize the time and money costs for non-profit groups and developers:
 - Standardized cross-ministry grant forms and templates.
 - Provide support to applicants during process.
- » Eliminate provincial procedures for non-profits and service providers that are ineffective and inefficient, for example: multiple audits of the same program, different application forms for each department, certain due diligence practices.

OUTCOME – BETTER INTEGRATION OF PLANNING AND POLICY

- » Adopt a consistent definition of “affordable housing” for the purpose of policy and program development.

Recommended definition:

Affordable Housing is housing for households of below median income (determined regionally) costing 30% or less of their monthly income. Affordable rents are based on tenants paying 30% of their income to rent and utilities and income tested annually to ensure continued eligibility. Affordable housing includes housing built by the private, co-operative, non-profit and public sectors.

- » Quickly move to develop an inventory of existing under-utilized or unused public infrastructure (both land and facilities) as a tool for planning future affordable and mixed-income housing development opportunities.
- » Re-define provincial funding from a three- to a five-year time frame to ensure proper planning and program sustainability.
- » Re-establish a mechanism for regional planning that provides for dispute resolution.
- » Re-establish regional landlord/tenant boards with mediation and dispute resolution powers, and fund these boards.
- » Create a \$250,000 provincial *Innovation Challenge Fund* to foster and recognize innovative housing initiatives.
- » Institute environmental scanning to improve responsiveness to market changes and improve longer-term planning.
- » Provide builder incentives to ensure quality and “green” construction in affordable housing.

OUTCOME – ONGOING SUPPLY AND IMPROVED ACCESS TO AFFORDABLE HOUSING

The Province

- » Review the housing component of student loans and social allowances, such as *Assured Income for the Severely Handicapped* (AISH) and *Income Support*, to enable them to reflect market conditions, especially in high-cost markets.
- » Expedite the clean-up of “brownfield” (environmentally reclaimable) sites to increase available lands.
- » Capital grant programs such as the *Alberta Housing Initiative* (AHI) and *Rural Affordable Supportive Living* (RASL) should become ongoing, sustainable programs. Continue seniors’ renovation grants: Increase eligible costs in the *Residential Access Modification Program* (RAMP) and *Residential Rehabilitation Assistance Program* (RRAP) and raise these programs’ ceilings (See Block Funding page 20).
- » Work with Alberta Advanced Education and Technology, Alberta’s technical colleges and trade unions to adjust the current apprenticeship program to recognize specializations within the trades (framing, roofing, finishing, cabinetmaking) and allow the acquisition of specific certifications on the path to full accreditation (e.g., carpenter).

Municipalities

- » Move forward on inclusionary zoning coupled with density bonuses as soon as recommended MGA revisions allow.
- » Release available surplus lands from municipal reserves for affordable housing.
- » Develop five- to ten-year regional and community housing plans. The province should provide a process and facilitators to assist with this process.
- » Municipalities prepared to consider secondary suites should act on recommendations in the *Report of the MLA Review Committee on Secondary Suites*.

- » Proactively acquire land both from the province and from private landholders and bank it, in accordance with regional and local *Ten-Year Alberta Housing Plan*.
- » Develop and share strategies to deal with the Not-In-My-Backyard (NIMBY) factor regarding affordable housing.
- » Municipalities should track and report on new affordable housing units.

The Federal Government:

- » The federal government should pursue further opportunities to support affordable housing:
 - Change regulations to eliminate capital gains tax on donations of land for affordable housing.
 - Rebate a greater portion of GST on new homes.
 - Rebate a portion of the GST for non-profits' capital and operating costs.
 - Substantially increase federal government funding.
 - Extend and accelerate capital cost depreciation.
 - Reinstate the Cooperative Housing Initiative.
 - Create a National Housing Strategy.

Industry:

- » Ensure the *Royalty Review Task Force* currently underway in Alberta considers how best to ensure an appropriate contribution by large-scale resource industries to communities with long-term impacts of their developments (and vacancy rates of less than 1%) through a revised resource royalty structure.
- » Require regulatory boards such as the Alberta Energy and Utilities Board (AEUB) to review housing and other infrastructure needs as part of industry development approval processes.
- » Encourage the use of innovative temporary housing models by industry for their workforces. These options could be adaptable to other uses when no longer needed.
- » Engage the housing industry (UDI, Canadian Home Builders' Association, etc.) through Public-Private Partnerships (P3s).

OUTCOME – STRENGTHEN THE NON-PROFIT SECTOR

- » Stabilize and enhance operating funding for community-based, non-profit groups.
- » Provide a guide or “facilitator” in the provincial public service to assist smaller communities and non-profits.
- » Create a non-profit service providers registry to encourage regional alignment and facilitate collaboration:
 - Minimize duplication, while not limiting the ability of the non-profit groups to capture specific niches and share resources.
 - Capture synergies between similar non-profit groups (shared office space, administrative staff, etc.).

OUTCOME – ADEQUATE SERVICES/SUPPORTS ALONG THE CONTINUUM

- » Implement a preferred case management model across the housing continuum.
- » Address measures to recruit, retain and retrain qualified frontline staff across the housing continuum.
- » Require homeless agencies to adopt a common, computer-based tracking system with funding and technical supports.
- » Adopt a client-focused service model in dealing with housing and homelessness that informs people of their entitlements, provides supports throughout the application process and focuses on access.

OUTCOME – AMENDED LEGISLATION TO SUPPORT CHANGE

- » Review and revise the *Municipal Government Act*, *School Act*, *Condominium Properties Act*, *Landlord Tenant Act*, *Residential Tenancies Act* and any other relevant acts and regulations to reflect and implement the recommendations outlined in this report.
- » Amend the *Municipal Government Act* and any relevant regulations to:
 - Expand the definition of municipal reserve to include community amenities (for example, seniors lodges, affordable housing or recreational facilities).
 - Enable the release of crown land, surplus provincial lands and surplus school sites that are suitable for affordable housing at a nominal cost where appropriate.
 - Allow for municipal incentives for affordable housing, for example: inclusionary zoning, density bonusing and preferential mill rates.
 - Allow municipalities and developers to negotiate flexibility in building standards.
 - Mandate a set percentage (20%) of affordable housing units be accessible or readily convertible to barrier-free.
 - Require school boards to justify taking a percentage of municipal reserves in new subdivisions.
- » Review the *Residential Tenancies Act* to strengthen renters' protections. Consider annual rent increases and stricter quality/standards for safe, adequate low-income housing.

CONCLUSION

The *Alberta Affordable Housing Task Force* accepted a difficult challenge within a short timeframe. But the urgency of the issue to Albertans and to the government ensured a focused and purposeful process and debate.

In the course of its work, the task force heard many innovative ideas that could not make it into this report. These ideas have been kept and catalogued and will be forwarded to Alberta Municipal Affairs and Housing for further review and consideration. Here are just some examples:

- » Establish specific construction crews trained and hired to work on affordable housing projects across the province for the next few years. Use under-utilized labour on construction projects for affordable housing, such as seasonal workers and students.
- » Establish day clubs for the homeless. Places where they can come and have a shower and a snack, and get some respite from the streets.
- » Develop several standard designs and plans for affordable and accessible housing units to save costs, ensure a standard of quality and allow municipalities to develop units more quickly.
- » Look at new housing forms for affordable housing – adapted container units, straw bale construction, new forms of modular and pre-fabricated homes.
- » Create an Affordable Housing Institute to develop and share best practices.
- » Encourage more Aboriginal leaders to become owners and managers of off-reserve rental housing for Band members.
- » Look at encouraging manufactured or modular homes for high-growth communities.

The task force acknowledges that the best solutions to homelessness require a broad look at the social factors driving poverty, homelessness and the social isolation of those with addictions, mental and other chronic illnesses, women escaping violence and people with disabilities. Issues of affordable housing affect all Albertans, particularly those on lower and modest incomes, newcomers, seniors and young families.

As the task force conducted its work and debated the issues, they reminded themselves that:

*A safe, affordable home is essential to dignity, good health
and a fair chance at a productive life.*

*An investment in affordable housing is an investment
with a return in prosperity.*

*"It is unacceptable to have
people living on the streets in a
community with our wealth and
resources."*

*"We need a long-term strategy to
address needs. It must embrace
the idea that housing is a multi-
generational investment."*

APPENDIX 1 – ALBERTA AFFORDABLE HOUSING
TASK FORCE COMMUNITY MEETING SCHEDULE AND
SUMMARY OF PRESENTERS

COMMUNITY MEETING SCHEDULE

Grande Prairie

Date: February 16, 2007
Venue: The Grande Prairie Inn
Address: 11633 Clairmont Road

Fort McMurray

Date: February 20, 2007
Venue: Quality Hotel and Conference Centre
Address: 424 Gregoire Drive

Edmonton

Date: February 21, 2007
Venue: Ramada Hotel and Conference Centre
Address: 11834 Kingsway Avenue

Red Deer

Date: February 22, 2007
Venue: Red Deer Hotel and Conference Centre
Address: 4311-49th Avenue

Hinton

Date: February 23, 2007
Venue: Hinton Centre
Address: 965 Switzer Drive

Medicine Hat

Date: February 26, 2007
Venue: Medicine Hat Lodge
Address: 1051 Glen Drive SE

Lethbridge

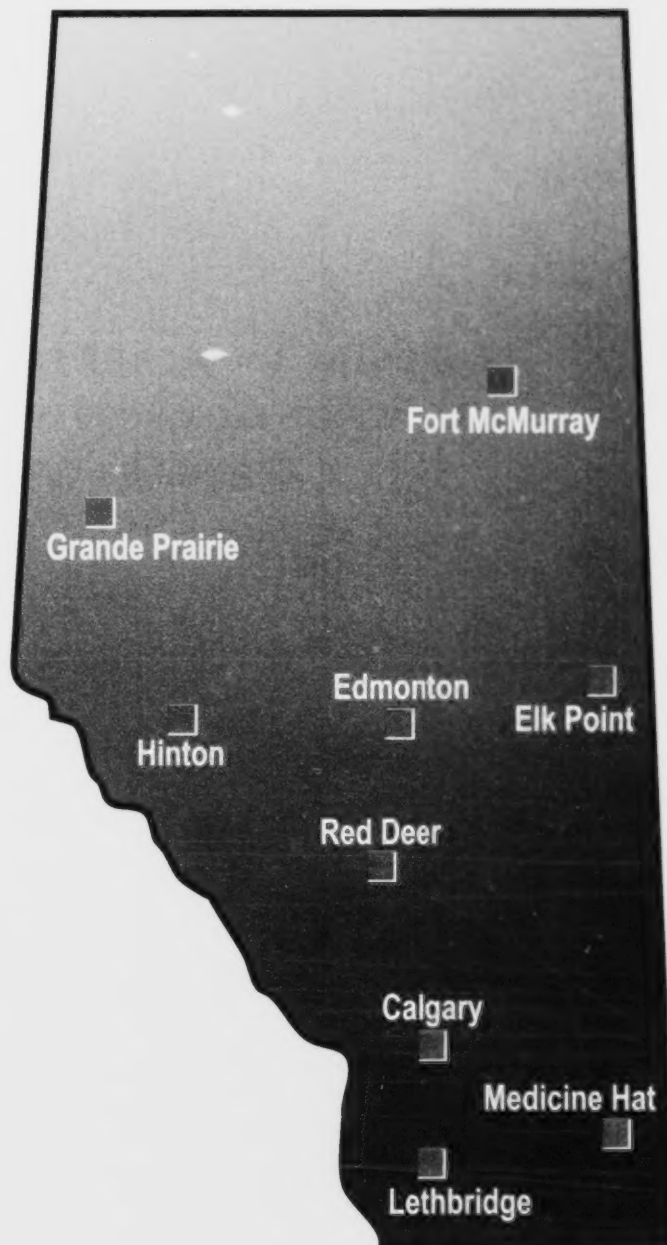
Date: February 27, 2007
Venue: Lethbridge Hotel and Conference Centre
Address: 320 Scenic Drive

Calgary

Date: February 28, 2007
Venue: MacEwan Centre, Hall B
Address: University of Calgary

Elk Point

Date: March 2, 2007
Venue: Seniors Recreation Centre
Address: 5018-48th Street



SUMMARY OF PRESENTERS

COMMUNITY MEETING -- GRANDE PRAIRIE

FEBRUARY 16, 2007

INVITED PRESENTERS

NAME	ORGANIZATION
Alderman Bill Given	City of Grande Prairie
Richard Harpe, Board Chair	Grande Spirit Foundation
Melodie Wilton, Manager	Elders Caring Shelter Society
Kelli Krauss, Rotary House Project Coordinator	Wapiti Community Dorm
Travis McNalley, Past President	Grande Prairie Residential Society
Richard Walisser, CAO	North Peace Housing Foundation
Kathy Sheppard, Community Member Phyllus Cash, Affordable Housing Coordinator	gpCHASE Community Housing Project
Karen Bilodeau, President Joel Park, Executive Officer	Grande Prairie Real Estate Board

PUBLIC SESSION SPEAKERS

AFTERNOON

NAME	ORGANIZATION
Kyle Havens	City resident
Brian Burkhart	Webster Community Church
Tasyana N. Garbanewski	Set Income Families – single parent/student at GPRC
Dalvin Napen	Canadian Mental Health Association ANWR
Lynn Bakewell Brenda Brochu	North Country Power of Work
Morgyn Gordey Ashlee Nicol-Kelly	Rotary House
Sherry Dennis	Seniors Outreach
Norm Dyck	Self
Angie Peters	Self
Michael Wellman	Home Share Society of Greater Grande Prairie
Andrew Merrill	City of Grande Prairie
Thelma Vincent	FAES and Fetal Alcohol Support Society
Melissa McGregor	Sunrise House
Kelli Krauss	Self
Katherine Fleming Mitra Zarei	gpCHASE//City of Grande Prairie FCSS

INVITED PRESENTERS

NAME	ORGANIZATION
Deputy Mayor Carolyn Slade	Regional Municipality of Wood Buffalo
Bryan Lutes	Wood Buffalo Housing & Development Corporation
Cyndi Deloyer, Director	Fort McMurray Family Crisis Centre Society
Colin Hartigan, Vice President	Fort McMurray Real Estate Board
Cliff Maron, President	Wood Buffalo UDI
Mike Allen, President	Fort McMurray Chamber of Commerce
Jacob Irving, Executive Director	Athabasca Regional Issues Working Group

PUBLIC SESSION SPEAKERS**AFTERNOON**

NAME	ORGANIZATION
Beth Anthony	Justin Slade Youth Foundation
Keltie Paul	Self
Jeff Fitzner	Northern Lights Health Region
Paul Hartigan	Self
Jina Buru	Self (Chamber of Commerce)
Bea Deranger	Metis Local 1935

COMMUNITY MEETING – EDMONTON

FEBRUARY 21, 2007

INVITED PRESENTERS

NAME	ORGANIZATION
Mayor Stephen Mandel	City of Edmonton
Kent W. Fletcher	Capital Region Housing Corporation
Harvey Voogd Rob Martin, Executive Director	Edmonton Housing Trust Fund
Lorette Garrick	Edmonton Joint Committee on Housing
Raymond Swonek, CAO	Greater Edmonton Foundation
Bruce Reith, CEO	Hope Mission
Jan Reimer, Provincial Coordinator	Alberta Council of Women's Shelters
Cicillia Jones	Amisk Housing Association & Umisk Affordable Housing Society
Dennis Beesley, President	Alberta Public Housing Administrators' Association
Nancy M. Laing Goofers, CAO	Leduc Foundation
Peter Jackson, Past President	Canadian Homebuilders Association – Edmonton Region
Carolyn Pratt, President	Edmonton Real Estate Board

PUBLIC SESSION SPEAKERS**AFTERNOON**

NAME	ORGANIZATION
Dr. Brian Staples	Self
Eric Lindstrom	Self
Bill Hofmeyer	Canadian Mental Health Association Edmonton Region
John G. Wright	Outreach Ministries Edmonton Presbytery (United Church)
Jodi Wacko	UDI Edmonton
Elizabeth Reid	Edmonton Inner City Housing Society
Don Mayne	Quality of Life Commission
Kathleen Quinn	PAAFE – Prostitution Awareness and Action Foundation of Edmonton
Dwayne H. Wladyka	Integra Housing Co-op Ltd.
Dawn Hodgins	Canadian Coalition of Experiential Women
Keith Harding	NACHA – Northern Alberta Co-op Association
Judy Lynn Archer	Women Building Futures – Edmonton
Don Gunderson	Self
Bernadette Thomas	Fibromyalgia/ME Societies/self
Mr. Marion J. Semaniuk	Self
Joy Moore	Self
Del Marlow	Elizabeth House, E4C
Jennifer Hunter	Boyle Street Community Services
Jim Gurnett	Edmonton Mennonite Centre for Newcomers

Appendix 1

Hugh MacDonald	MLA, Edmonton Gold Bar
Ellie Cook	Alberta Community Council on HIV (ACCH)
Mary Jane Buchanan	Centre for Health Promotion Studies – U of A
Cecil Garfin	AISH Network of Alberta Society
Janelle Morin, VP and David Cournoyer, VP	Students' Union, U of A
Bill Pidruchney	Self
Andre Viana	Self
Sid Brafkema	Northgate Industries Ltd.
Alejandro Perez Jenia Faibusovitch Mark Zupan	Manasc Isaac Architects
Robin Broderick	Vero Forma
Cam McDonald	ECOH
Amy McKinnon	Canadian Paraplegic Association – Alberta
Lawrence Landry, Resident	YMCA

PUBLIC SESSION SPEAKERS EVENING

NAME	ORGANIZATION
Bev Matthiessen	Alberta Committee of Citizens with Disabilities
Franco Savoia, Executive Director	YMCA
Darren Edwards, Program User	YMCA
Chris Andersen	Manufactured Housing Association
Thomas deJong	Self
Joe Drahanichuk	Self
Faye Dewar	NiGiNan Housing Venture
Ken Dayeson	Self
Darlene Olenek	Renters/self
Naomi Mackin	Old Strathcona Youth Society/Old Strathcona Area Community Council
Ken Thomas Roxanne Ulanicki	Artspace Housing Co-operative
Candina Hyndman	Self
Miro Rak	Strathcona Baptist
Shirley Lowe	Old Strathcona Business Association
Derek Sebrook	Self-Advocacy Federation
Chris Ford	Action for Healthy Communities
Chantelle Favell-Rubenstahl	Self
Mike Cardinal	MLA, Athabasca-Redwater representing Bigstone Band Indian Reservation – Treaty 8
Brian Toole	Self

COMMUNITY MEETING – RED DEER

FEBRUARY 22, 2007

INVITED PRESENTERS

NAME	ORGANIZATION
Mayor Morris Flewwelling	City of Red Deer
Geoffry Olson, CAO	Piper Creek Foundation
Donna Nye, CAO	Red Deer Housing Authority
Tricia Haggarty, Executive Director	Central Alberta Housing Society
Stan Schalk, Developer	P&S Investments
Maribeth Friesen	City of Red Deer Mayor's Task Force on Ending Homelessness
Brenda Gladue, Aboriginal Community Facilitator	City of Red Deer Social Planning Department
Sheralle Graystone	
Nancy Mackie, Executive Officer	Red Deer & District Real Estate Board
Marty Bruin, President	Canadian Home Builders Association – Central Alberta
Linda Boyd	City of Red Deer Social Planning Department
Holger Nierfeld, President of Students' Association	Red Deer College
Shirley Adams, Councillor	Town of Bowden

PUBLIC SESSION SPEAKERS**AFTERNOON**

NAME	ORGANIZATION
Ina Nielsen	Camrose Affordable Housing Task Force City of Camrose Council
Colin Lowden	Independent Developer
Sam Denhaan	Mayors Task Force on Homelessness – Inn from the Cold
Lorraine Evans-Cross	MS Society
Barbara Wilkinson	Bethany Care Society
Elaine Taylor	Olds Task Force Affordable Housing
Danielle Klooster	The Champion's Centre Inc.
Barb Joslin	Self
Jennifer Vanderschaeghe	Central Alberta AIDS Network Society
Guy Pelletier	Urban Development Institute
Stacey Carmichael	Schizophrenia Society of Alberta Red Deer Housing Committee
Marlin Styner	Canadian Paraplegic Association – Alberta

INVITED PRESENTERS

NAME	ORGANIZATION
Mayor Glenn Taylor	Town of Hinton
Mayor Trevor Thain, Town of Whitecourt	Grande Alberta Economic Region
Mari Sharpe, Vice President	West Central Alberta Real Estate Board
Tammy Porsnuk	Hinton Friendship Centre
Dennis Puchailo	Evergreens Foundation
Laurie Hughes, Executive Director	Hinton Housing

PUBLIC SESSION SPEAKERS

NAME	ORGANIZATION
Trudy McKinnon	Bridges
Andy Walker	Councilor
Keith Boschman	Gateway Community Church
Mary Olson	Town of Edson
Jackie Dube	Town of Grande Cache
Shannon Lamouche	Self
Lynda Jonson	Seniors I Care
John Heffernan	Self

INVITED PRESENTERS

NAME	ORGANIZATION
Mayor Garth Vallely	City of Medicine Hat
Darren Rud, Coordinator, Homeless & Community Housing Department Peter Wilde, Co-Chair Ron Chaykowski, Co-Chair	Medicine Hat Community Housing Society
Ray Telford Karen Ann Bertamini, Councillor	Town of Drumheller
Captain Brad Oxford	Salvation Army Family Support Centre
Karen Charlton	The Canadian Housing and Renewal Association
Kim Swanson, Executive Director	Cypress View Foundation
Jace Anderson, Head of Marketing	Classic Construction

PUBLIC SESSION SPEAKERS**AFTERNOON**

NAME	ORGANIZATION
Lois Bourassa, Executive Director Recent Past Chair	Canadian Mental Health Association & Crisis Assistance Network
Cathy Smith, Alderman	City of Medicine Hat
Courtney Scott-Donaldson, Program Coordinator	REDI Enterprises
Sharon Reid, Committee Member Philip Adiola, Committee Member	Homeless Sub-Committee – Brooks
Laurie Oulette	Self
Ken Schneider, Community Development Coordinator	Canadian Paraplegic Association – Alberta
Klaas Klooster, Executive Director	The Champion's Centre Inc.
Joy Yiannakovlias	Self
Joyce Macdonald	Self
Luke Day, Management	Medicon Developments
Jack Tewstey	Self
Judy Morris, CORE Volunteer	Self

INVITED PRESENTERS

NAME	ORGANIZATION
Mayor Robert D. Tarleck	City of Lethbridge
Dr. Gary Bowie, Chair	Social Housing in Action
Jackie Blackwater, Executive Director	Treaty 7 Urban Indian Housing Authority
Representative	Lethbridge Real Estate Board
Reg Dawson	Lethbridge Housing Authority
Bill Martins, Chair	Green Acres Foundation
Bruce Galts	Canadian Home Builders Association – Lethbridge Region

PUBLIC SESSION SPEAKERS**AFTERNOON**

NAME	ORGANIZATION
Harvey Cenaiko	Alberta Alcohol and Drug Abuse Commission Board (Chair), MLA, Calgary-Buffalo
Jim Short	Aboriginal Housing in Action Society (Executive Director)
Don Anderberg	Town of Pincher Creek – Pincher Creek Foundation
Holly Felbel	Integrated Community Services Ltd.
Lyla Armas	Alberta Brain Injury Network (Service Coordinator)
Michael A. Hansen	Alberta Network for Mental Health – SSA Lethbridge Chapter (Advocate for Mentally Ill Consumers)
Bob Babki	Self
Chris Schamber	Quad Design
Ken Kissick	Streets Alive (Director)
Cammy Chamber	Self
Sharon Smerek	Self
Warren Dion	Thermal Mass Institution
Sue McDonald	United Church Minister (Vulcan)

COMMUNITY MEETING – CALGARY

FEBRUARY 28, 2007

INVITED PRESENTERS

NAME	ORGANIZATION
Mayor Dave Bronconnier	City of Calgary
Lauren Ingalls, CAO	Metropolitan Calgary Foundation
Dermot Baldwin, Executive Director	Calgary Drop In Centre Society
Cleo Prellwitz, Executive Director	Canmore Community Housing Corporation
Dr. Chris MacFarlane, Director Bev Longstaff, Chair Nancy Laird, Chair	United Way Sustained Poverty Reduction Initiative – Affordable Housing Committee
Gerry Baxter, Executive Director	Calgary Apartment Association
Wayne Stewart, President & CEO	Calgary Homeless Foundation
Trish Cameron, Chair	Community Action Committee
Ron Esch, Executive Vice President	Calgary Real Estate Board

PUBLIC SESSION SPEAKERS

AFTERNOON

NAME	ORGANIZATION
David McIlveen	Boardwalk Rental Communities (Director of Community Development)
Glenn Craig	Alberta Housing Coalition
Darlene Petrie	McMan Youth, Family & Community Services – Youth Sector – Community Action Committee
Catherine Mitchell	Self
Len Upton	Self
Linda E. Darwent	Self
Zdenek Kutac	Self
Ken Waddell	Ellmar Developments Ltd.
JB Groves	Self
Dorothy Dooley	Kirby Centre (Coordinator) and Masterpiece Inc.
Marianne Wilkat	Ogden House Seniors
Very Rev. Bill Phipps	Scarboro United Church
Don Rowley	Self
Oscar Fech	Self Employed
Judy Hansen	Glamorgan Christian Housing Society (Chair)
Ed McCulloch	AACD – Alberta Committee for Citizens with Disability (Member)
Gregory M. Lang	Self
Harry Chase	MLA, Calgary-Varsity
Steve Grande	EnCharis (Executive Director)
Nick Diklich	Mental Health Consumers (Self)
Barbara Ross	Inn from the Cold (President)
Kent Hehr	MS Society of Canada & Canadian Paraplegic Association – Alberta

Appendix 1

Fred Robertson	National Anti-Poverty Organization (Past Vice-President/Member)
Lesley Washington, RSW	Self
David LeReceney	PAL Calgary (President)
Jennifer Banks	Self
Carmela Hutchison	Alberta Network for Mental Health (President) & DAWN Canada

PUBLIC SESSION SPEAKERS

EVENING

NAME	ORGANIZATION
Jeannette Waegemakers Schiff	Faculty of Social Work, U of C
Linda Zayac	Self
Michele Misurelli	Schizophrenia Society of Alberta (employee)
Denise Young	Calgary Scope Society and The Disability
Colleen Huston	Action Hall
Gunther Kwiring	Self
Grant Neufeld	CHAI: Calgary Housing Action Institute
Art Proctor	Self
Alan Wayne Turnbull	Self
David Wilson	Self
AJ Matsune	Self
David Turner	Self – Metis Calgary Family Services
Gordon Christie	Calgary & District Labour Council (executive secretary/organizer)
Debbi Hansen-Lange	Red Cross (youth advocate)
Vi Gerbrandt	Self
Paul Armstrong	Self
Bill Newman	Ogden House Seniors (volunteer)
Maria Reyes	Self
Wayne Ho	Self
Katheleen Roze	Self
Chamika Haththotuona	University of Calgary (student)
Christina Maes	Self

COMMUNITY MEETING – ELK POINT

MARCH 2, 2007

INVITED PRESENTERS

NAME	ORGANIZATION
Yvette Houle	Dr. Margaret Savage Crisis Centre
Vic Stapleton, Chair	Bonnyville Affordable Housing Association
Jacquie Hakes, Board Member	Cold Lake Affordable Housing Society
Tracy Cowden, Regional Director	Portage College
Timothy Bear, CAO	St. Paul Abilities Network Society

PUBLIC SESSION SPEAKERS

NAME	ORGANIZATION
Don Conrad	Elk Point Realty
Sharon Smith	Elk Point Realty
Carol Maas	Self
Lesia Porcina	Self
Curtis Porcina	Self
Don Campbell	Mitchco Builders Ltd.
Mitch Welte	Mitchco Builders Ltd.
John Trefanenko	Town of St. Paul
Ron Boissueur	Town of Elk Point
Milton Zatorski	County of Thorhild
Margaret Medin	Self
Myron Goyan	Town of Elk Point

Appendix 1

OTHER INVITED PRESENTERS

NAME	ORGANIZATION
Audrey Poitras	Metis Nation of Alberta
Alden Armstrong	Metis Settlements General Council
Bob Hawkesworth	Alberta Urban Municipalities Association (AUMA)
Trevor Gloyn	Canada Mortgage and Housing Corporation (CMHC)
Ashique Biswas	Housing and Homelessness Branch, Human Resources and Social Development Canada
Alfred Nikolai	Habitat for Humanity

REQUESTED WRITTEN SUBMISSIONS RECEIVED

ORGANIZATION	Date Received
Health Boards of Alberta	Feb 28/07
Alberta Alcohol & Drug Abuse Commission	Feb 27/07
Alberta Council of Women's Shelter	Feb 21/07
Canadian Home Builders Association – Alberta	Feb 21/07
Urban Development Institute of Alberta	Feb 22/07
FCSS Association of Alberta	Feb 23/07
Alberta Senior Citizens' Housing Association	Feb 28/07
Alberta Council of Aging	Mar 2/07
Canadian Mental Health Assoc – Alberta Division (Calgary)	Feb 26/07
Canadian Mental Health Assoc – Alberta Division (Edmonton)	Feb 27/07
Alberta Urban Municipalities Association	Feb 28/07
Horizon Housing Society	Feb 22/07
Inn from the Cold	Feb 28/07
Calgary Chamber of Commerce	Feb 28/07

APPENDIX 2 – ALBERTA AFFORDABLE HOUSING TASK FORCE
METHODOLOGY AND TOP-LINE RESULTS

Alberta Affordable Housing Task Force

Methodology

Framework for Discussion

To provide a common base of understanding and consistent template by which submissions could be made, the task force created a Framework for Discussion that included an overview of the issues and a set of questions. The questions enabled Albertans to present recommendations for both short-term and longer-term solutions to deal with homelessness and the growing need for affordable housing across our province.

The framework was distributed in both electronic and paper formats to participants in the community meetings and through the Alberta Municipal Affairs website.

Data Collection

In total, the task force received over 1400 unique submissions from government, business, non-government organizations, special interest groups and individuals through the following mechanisms:

1. Community Meetings

The task force traveled to nine Alberta communities between February 16 and March 2, 2007 to meet with key stakeholder organizations and individual Albertans in open and by-invitation community meetings. The question template was used by recorders at the community meetings to collect and sort the ideas brought forward by presenters.

2. Other Meetings and Requested written Submissions

The task force met directly with key stakeholder organizations and requested written submissions of others.

3. Web Submissions

The question template was posted on the Alberta Municipal Affairs & Housing website for use by organizations, groups and individuals.

4. Email, fax, mail and drop-off

All submissions and requests for information/meetings received a response from secretariat staff and were filed chronologically by date received.

5. Telephone

Telephone comments were recorded by secretariat staff in an email, printed and filed chronologically by date received with other email submissions.

Data Coding

- All identified barriers, proposed solutions and related information was treated as data and used to create a detailed codebook that captured a range of ideas and concepts.
- Data from the community meetings was processed by a single reviewer, to ensure consistency. A code was assigned to each unique idea-datum under three main headings: Barriers/Issues, Solutions and Organizational Role. Within each main heading group, codes were then separated into relevant categories.
- Coding categories were collapsed, aggregated and revised, as necessary, for clarity and simplicity.

- The codebook was "closed" after the data from the first four community meetings was reviewed and coded (i.e. no new codes were added). However, the reviewer continued to refine definitions and descriptions of these codes, where indicated.
- The final codebook was then used to code all submissions received at the community meetings, online, and by email, fax, drop-off and telephone.

Data Entry

- Each submission was entered into a database (Microsoft Access) as a unique record, which included:
 - An alpha-numeric identifier
 - Respondent type (government, group/collective, program delivery, individual)
 - Name of organization/individual
 - Source of the submission (written submission, email, presentation)
 - Barriers/issues
 - Short-term solutions
 - Long-term solutions
 - Organizational/community role
 - Success (definition, outcomes, indicators)
 - Exemplars
- Comments related to "success" were entered as text.
- Exemplars, or direct quotes, from presentations and written submissions were entered as text and selected to capture the overall or most important idea(s) in the submission.

Data Analysis

- Data in the database could be viewed as a whole or sorted by community, urban/rural, type of presenter or source of submission.
- Numeric data (codes) could be aggregated and counted to assess the extent to which an idea (barrier/issue or solution) was raised by participants in the process.
- The submission from a specific organization or individual could be identified and accessed.

Barriers/Issues

Code	Description	# Mentions
701	Lack of available affordable housing units across the board – shelter to home ownership; housing supply is very tight; lack of funding for operating costs; lack of diversity and density in developments	244
702	High rental rates; unregulated increases; subsidies eaten by rent increases; conversion to condos	222
700	Market barriers (general)	191
900	Government (general)	140
703	High/increasing cost of home ownership – including starter homes; speculators driving up prices; municipal levies, fees and charges are passed on directly to new home buyers; low interest rates drive up demand	140
300	Disabilities/mental health/addictions	106
500	Other sub population groups (general)	101
605	Lack of social assistance for working poor and middle class; e.g. qualify for mortgage but no money for down payment; lack of support for single, working people	82
600	Socio-economic barriers (general)	81
601	Fixed incomes are a barrier to affordable housing (SFI, AISH, seniors allowances/benefits, student loans)	71
902	Limited funding for housing; no long-term commitment to funding for housing across the continuum; short-term grants not effective; lack of long-term planning at provincial and federal levels	68
301	Lack of accessible housing; lack of supportive services; barrier free units are full; lack of family units; young disabled families displaced by seniors (disabilities, mental health, addictions)	67
604	NIMBY; public opinion; discrimination; unfair use of rental/credit histories to discriminate	67
602	Increasing cost of living; housing allowances do not reflect actual cost of living; housing requires high percentage (e.g. 60%) of an average income	65
705	High/increasing construction costs; labour shortages; industry and housing compete for the same trades; home builders are working at capacity	64
803	Lack of subsidized housing units; long wait lists	61
906	Need to address root causes of homelessness; shelters just address the symptoms; need a social needs assessment; lack of social infrastructure in smaller communities	55
707	Lack of available land; high cost for land; developers hold available land; large land parcels	50
905	Municipal bylaws and zoning prevent/limit development, certain types of development (e.g. mobile home parks)	47
800	Shelters, transitional, subsidized housing (general)	42
706	Resistance to affordable housing; builders/developers resistant to building affordable housing (not profitable); community resistance to higher density, concerns about social problems	41
607	Gap between rich and poor is growing; gap between trades and service workers; gap in wages between non-profit and private sector wages – hard to attract and keep employees; vulnerable people being left behind	35
400	Seniors (general)	32
606	Lack of housing affects companies' ability to attract and keep workers – both skilled and unskilled (service industry); causing out-migration of new workers	30
801	Lack of emergency shelters, temporary housing; no shelters for homeless in smaller communities	30

Code	Description	# Mentions
903	Requirements of grant funding are restrictive; long approval time; administration vs. capital costs; must "prove" sustainability; project costs increase before grant is received	28
802	Lack of transitional housing; transitional housing used of long periods of time; transitional housing used by middle class instead of poor	26
603	High levels of in-migration, high transient population; non-residents compete with residents	25
904	Vague Municipal Government Act – municipalities are given enormous latitude to levy fees, place restrictions on buildings; increases cost of development	23
200	Youth (general)	21
709	Infrastructure costs; high municipal debt to fund infrastructure; govt supports growth of industry without plan/programs to increase infrastructure; industry does not contribute to infrastructure	21
908	Lack of regional integration, cooperation, planning to deal with housing issues	20
907	Government "silos"; provincial ministries not working together and taking responsibility; buck passing	20
503	Affordable housing "ghettos" are created; some populations are marginalized; want a mix of people – not silos	19
502	Immigrants experience challenges to housing security – language/cultural barriers, financial	18
804	Difficulty navigating programs/system; red tape and complex processes	17
501	Victims of abuse – need for transitional housing to leave shelter; lack of affordable shelter, childcare means some stay in abusive homes; includes youth leaving abusive homes	16
704	High/increasing utility costs factors into rental/home ownership cost	16
401	Lack of units that allow couples to live together; lack of accessible and affordable housing units for seniors	15
302	Discrimination by landlords (disabilities, mental health, addictions)	14
403	Growing seniors community; increasing as a proportion of the total population; putting demands on barrier free and other types of housing	12
100	Aboriginal (general)	11
402	Seniors prefer to stay in home community but housing stock is limited	11
201	High cost of student housing; above market rent in university area; transience of students – can't fulfill 1-year lease	10
901	No clear definition of affordable housing (10% below market value is not "affordable"); need redefinition of affordability; able to compare across communities; term "affordable housing" propagates discrimination against those who need it	10
710	High cost of land development; housing foundations do not have capacity to develop properties; cost in small municipalities, hamlets	9
102	CMHC off-reserve housing program discontinued; no housing supports off reserve (Aboriginal)	9
712	People are moving to smaller communities to find affordable housing but communities are not resourced to support them; land but no transportation, childcare, etc.	8
713	Subsidies for first time buyers puts pressure on tight market; subsidizing builders to build affordable housing diverts resources from open market and drives up prices	7
708	Release of land; release of crown lands is not timely – drives up housing prices; land released in too large of parcels	7
101	No rental references when coming off reserve; lose federal funding off reserve (Aboriginal)	5
711	Confrontational attitude/atmosphere between municipalities and developers; offsite levies seen as input cost rather than contribution to community	1
	Expand shelters and transitional housing for people with addictions (AADAC).	

Appendix 2

Code	Description	# Mentions
	Underground economy is a serious problem.	
	Damage deposit required to even apply for an apartment.	
	Moving costs. For many families, the only transportation they have is transit.	
	Lack of affordable housing contributes to the exploitation of women through prostitution.	
	Unfair taxation regime against small landlords. Not allowed to build up capital for reinvestment.	
	Lack of tenant rights and protection in Alberta – particularly in the current market.	

Short- and Long-Term Solutions

Code	Description	Short-term/ unspecified Mentions	Long- term Mentions	Total Mentions
101	Increase shelter space; increase family-oriented shelters for emergency short-term accommodations; used closed schools, hospitals for emergency shelter; fully fund emergency shelter programs; support Housing First project	136	95	231
502	Implement rent controls/restrict or percentage cap on rental increases to a yearly maximum; most say "short term" only; restrict condo conversions	147	79	226
100	Housing Supply in general	114	111	225
200	Rental/ownership supports	110	100	210
201	Re-introduce renter's assistance program; rent subsidies/supplements for people on fixed income and low income; supplements follow the person, rather than tied to the unit; private landlord rent supplement programs; fixed rate supplement programs	129	75	204
102	Increase rental units, affordable housing units (rents will come down if supply increases); affordability must be long-term	98	89	187
202	Assist first-time buyers with up-front costs; income-tested supplement program for home owners; Home Ownership Model to provide mortgage assistance; equity-based starter homes; forgivable second mortgages	100	64	164
500	Policy/legislation (general)	81	82	163
701	Incentives to developers/builders to build affordable housing; requirement that developers/builders set aside some units for affordable/subsidized housing – based on community needs; make rental housing profitable for developers/builders; incentives to builders/developers for accommodating hard to house	86	72	158
900	Other	72	65	137
509	Secondary suites - change bylaws, provide incentives, tax structures to encourage homeowners to rent out extra rooms or create basement suites; incentives for landlords who put rent XX% below market	92	43	135
402	Supportive services to prevent homelessness/falling back into homelessness; e.g. employment programs, treatment for addictions; transitional housing with supports; education program to teach healthy lifestyle routine, life skills, etc.; supports for Aboriginal people coming off reserve	74	54	128
510	Effective working partnerships – feds, province, municipalities, housing industry stakeholders; change redevelopment policies and planning act to give municipalities more input; enable partnerships, e.g. between health and housing providers; enable (policy) municipalities to provide affordable housing	53	41	94
400	Other supports	46	44	90
804	Municipalities review bylaws/regulations/fees/levies, to reduce red tape and encourage diversity, affordability; streamline processes between developers and municipalities; encourage densification and infill in urban areas and on unused municipal reserve lands	48	41	89

Code	Description	Short-term/ unspecified Mentions	Long- term Mentions	Total Mentions
503	Long-term, flexible and sustainable funding, representative of community needs and size; 1% solution; invest 5% of industry value (i.e. \$2-4 billions); funding for administration, project planning; longer term government funding for capital projects; compensate for devaluation of dollars between grant reception and implementation; match federal dollars; match grant funding for municipal programs	56	32	88
800	Municipalities	40	45	85
108	Cooperative (non-equity) housing; provide start up funding to develop cooperative funding; invite Habitat for Humanity, other non-profits to build housing	49	35	84
300	Income supports	45	38	83
104	Increase transitional housing (e.g. rent under \$500); funding to upgrade buildings for transitional housing; fully fund transitional housing programs; full funding for second-stage housing; specialized housing programs for women leaving abusive relationships	45	38	83
519	Tax reform – reduce GST by another 1%; adjust rebate thresholds for new home buyers; apply GST rebate to home ownership; all firms in construction industry required to register for GST	32	39	71
700	Land development/developers/builders	34	33	67
109	Alternate housing – e.g. modular homes (not trailers/mobile homes); smaller housing units; container housing	42	23	65
404	Supported independent living; supports and health care services for people with disabilities; capital grants plus grant to cover full operating costs	33	29	62
401	Outreach workers to help people navigate the system – moving towards long-term housing; ombudsman/advocate to represent homeless/disadvantaged; social agencies have staff and resources to deal with affordable housing, hard to house	35	26	61
506	Infrastructure development; infrastructure fund to support development of infrastructure, e.g. services for new housing developments; long-term infrastructure planning	27	33	60
301	Index fixed incomes (AISH, pensions, etc.) to inflation; supplements for people on fixed income to match cost of living increases	30	25	55
508	Land Bank/Land Trust – for surplus property, provincial and municipal reserves; province provides land to accommodate growth; sell government lands to municipality for affordable housing; allocate land to public housing providers; continue to transfer socially owned housing to agencies	33	20	53
514	Review/revamp Municipal Government Act to streamline processes for developers, reduce ability to municipalities to charge levies, fees	23	25	48
512	Subsidize banks to provide lower interest rates to first time home buyers (e.g. 3% for years then 5% for next 5 years); create lending partnerships with private sector lending agencies	21	24	45
704	Provincial government take on the role of developer; support	24	20	44

Code	Description	Short-term/ unspecified Mentions	Long- term Mentions	Total Mentions
	install of services in new development lands			
112	Home sharing – let spare room in exchange for housework, supplemental income	28	15	43
305	Increase income support programs, SFI, AISH rates to provide adequate income; increase shelter allowance	32	10	42
604	Fund/support volunteer advisory boards that allocate funding; provide incentives to volunteers to attract people to volunteer in this area; greater financial investment in non-profit sector to help attract and retain staff	30	12	42
103	Increase self-contained seniors units, facilities to meet needs of aging population; barrier-free for people with disabilities – families and individuals	23	16	39
106	Increase long-term supportive housing units for people with mental illness, people living with HIV	17	21	38
302	Supplements for those paying more than X% (TBD) of income for housing	19	18	37
203	Assistance with damage deposits, utilities; emergency loan fund for damage deposit, utilities, etc.; voucher/subsidy for people who are evicted; partner with city to provide short term loans to renters	28	9	37
803	Community planning, Municipal Development Plans and Area Structure Place – ensure variety of housing styles and densities (e.g. allow higher densities);	18	19	37
903	Strategy to deal with labour shortage; better apprenticeship program; offsite construction (e.g. in a factory) – can prevent delays, rising costs of materials; create construction resource secretariats to organize underemployed HR to build houses; interdepartmental planning to “cool” economy slightly	22	14	36
703	Employ density bonusing to allow developers to have higher densities than normal; encourage densification of urban areas; legislate allowances for higher densities	16	20	36
603	Provide a continuum of services (first, second, third stage housing) and maintain support over the long-term	20	15	35
111	Create satellite community – mobile home park – around urban centre; mobile home park on de-zoned industrial lands; province purchase land with HTF	26	7	33
507	Federal regulations/programs: asset re-profiling; relax CMHC rules – e.g. inside of house must be finished before move in; defer capital gains tax to encourage reinvestment; encourage redevelopment of brown fields for residential; re-instate off-reserve housing program for Aboriginal home buyers	15	17	32
601	Simplify process to apply to build affordable housing; reduce developmental costs and fees; speed up grant application and approval process	22	10	32
513	Develop comprehensive strategic plan for affordable housing (provincial and/or federal); include ongoing annual resources to implement; monitor and evaluate progress; clearly define goals when setting benchmarks for success	15	17	32
607	Community based decision-making and delivery; local planning processes; local funding delivery processes (e.g.	22	8	30

Appendix 2

Code	Description	Short-term/ unspecified Mentions	Long- term Mentions	Total Mentions
	EJPCOH, EHTF); expertise is at community level			
105	Develop rooming houses with rent geared to income; group homes for singles and young mothers	14	13	27
518	Increase awareness of the housing problem and how it impacts everyone; build profile around the issue of affordable housing; educate public on benefits of affordable housing	14	12	26
707	Streamline public land acquisitions so that developable land is available in sufficient supply; encourage timely release of crown lands; transfer public land to third party administrator for quick entry to market; release municipal reserve land, social care lots	12	13	25
906	Provincial home repair program for both renters and owners; review home repair grants to reflect current market; province match federal contribution to WRAP program – enable people to stay in their homes	18	7	25
505	Immediate funding to deal with urgent needs (i.e. homelessness); access to immediate funding when buildings/land become available	16	7	23
702	Requirement that a percentage of new housing be barrier free; set aside for seniors, people with disabilities	15	8	23
515	Establish formal mechanisms to coordinate departmental resources, re: homelessness and housing; establish Provincial Housing Commissioner – in charge of all matters related to affordable housing; dedicated housing ministry; expand RASL and Affordable Housing Initiative	12	8	20
706	Allow housing development corporations to become land trust administrators; transfer government resources (including land and buildings) and capital grants to non-profit developers and managers	12	8	20
908	Dedicated source of non-governmental funding resources (e.g. portion of real estate revenues – Edmonton to take 1% of housing sales for affordable housing); set up giving program (e.g. through United Way) to allow donations to affordable housing	9	11	20
107	Multi-use, high density residential towers on site of closed schools; convert office space, buildings into housing	12	8	20
909	Fund/undertake research into more efficient construction methods – reduce housing costs and provide exportable technology	10	9	19
905	Improve relationships between developers, builders and municipalities	11	7	18
801	Municipalities share infrastructure responsibilities with developers; enable municipalities to become land developers	9	9	18
406	Supports and supportive housing for Aboriginal people coming to urban centres from reserves; holistic and long-term supports	10	8	18
802	Encourage regional participation through tax sharing; regional approach to problem, tailored to community needs; e.g. consolidate industry/oil tax base with infrastructure needs	8	10	18
602	Simplify process to apply for affordable housing – one stop shopping; don't discriminate based on family size	10	7	17

Code	Description	Short-term/ unspecified Mentions	Long- term Mentions	Total Mentions
501	Establish a common definition of affordable housing and clearly defined benchmarks; affordability concept has changed; readjust income threshold for affordable housing units; formal guidelines, consistently applied in province that ensure a full mix of housing in every community	12	4	16
605	Change criteria for housing foundations – to keep seniors in their own homes	9	7	16
304	Reduce cost of utilities for home owners; government absorb cost of utilities in transitional and affordable housing	12	4	16
708	Enable a steady stream of supply to developers, home builders – define a terms of reference	5	10	15
504	Revise cost of living index and poverty line to reflect reality; annual review of minimum wage and income support; index rents and fixed incomes	8	7	15
705	Release small and medium parcels of land to developers – more manageable; allow developers to sell land to builders; support and work with investors who want to build housing in a community	6	8	14
901	Develop measures to assess current housing stock; maintain an accessible inventory of affordable housing stock; create city-wide housing registry	8	6	14
902	Affordable childcare – for people leaving abusive homes	6	8	14
600	Program administration/delivery (general)	8	5	13
403	Employers to assist with house down payment	6	7	13
204	Protect against unfair use of rental/credit histories to discriminate; use Human Rights Act	8	5	13
405	Provide transitional housing for immigrants with supports (e.g. job bank, language classes); develop innovative options for new immigrants to become home owners; newcomers residence to provide wrap around services	5	6	11
517	Establish Homeless Trust Funds for high growth communities; provincial Housing Trust	5	5	10
606	Reduced time to register a property at Land Titles; reduce cost and paperwork involved in property sales	5	2	7
907	Design competition to engage design community in finding new and innovative ideas for affordable housing and regional planning	2	5	7
511	Encourage RRSP use for home ownership; the limit of \$20,000 isn't enough – must adjust to reflect inflation	3	3	6
110	Develop a natural, self-sustaining real estate market rather than company housing; incentives to large employers to build housing in communities (rather than camps) – that will be available to other groups in the future	3	1	4
904	Adjust collective bargaining agreements for teachers, nurse, etc. to allow for higher cost of living in some communities	1	2	3
303	Raise minimum taxable income allowance	1	1	2
	Foster families who are homeless			1
	Levy on alcohol – money goes to shelters and addictions counseling			1
	Province run a parallel program to CMHC, specifically for			1

Code	Description	Short-term/ unspecified Mentions	Long- term Mentions	Total Mentions
	Aboriginal people.			
	Encourage Aboriginal organizations to take control and become owners, managers of housing units.			1
	Have a regional housing authority representing individuals in each community.			1
	Establish an affordable housing institute to build on best practices.			1
	Allow greater flexibility in the creation of new subdivisions, e.g. number of streetlights, width of roads, etc.			1
	Have an auditing process for builder to deal with the underground economy			1
	Provide a \$5000 subsidy to renovate illegal suites and bring them up to code			1
	Life lease – have a fixed value life lease that is worth far less than the market value. Financing carried by the individual. Instead of a mortgage, person would make payments on their life lease.			1
	Full cost accounting. When making economic decisions, there are social and environmental costs.			1
	Municipal program to reduce or defer property taxes paid by low income earners on their homes; to be recovered at the time they sell the property.			1
	Create a province-wide awareness campaign on the benefits of secondary suite legalization.			1
	Focus on upgrading existing secondary suites			1
	Provide resourced support to incubate potential partnerships			1
	More dollars for student housing as a percentage of new university buildings			1
	Re-instate the seniors home owner grant (up to \$1000 for property tax)			1
	Re-examine the regulations that prevent AISH recipients from having a roommate			1
	Subsidies to help people move			1
	A program could be set-up to have low-income and homeless people do some of the work involved with the building of homes/apartments that they would be moving into. Training would need to be provided.			1
	Landlords help tenants find new accommodation; help with re-location costs when converting to condos.			1
	Give bus passes (not tickets) to those actively seeking housing			1
	A tool kit to provide a step by step how-to guide and real life examples of challenges that builders face and how to deal with them.			1
	Examine shelter, mat programs and other approaches that erode human dignity.			1
	Move well-built homes from small rural communities into urban centres.			1
	Put together a package of alternatives and allow the electorate to vote on them in a referendum.			1
	Implement strategies to assist immigrants to gain better paying			1

Code	Description	Short-term/ unspecified Mentions	Long- term Mentions	Total Mentions
	employment			
	Implement a windfall profit tax on companies that make huge profits (on shelter) – that is unfair and needs legislation to address.			1
	Set up regulated tent cities (for the homeless); provide water and sanitation, security.			1
	Set up Landlord and Tenant Advisory Boards in cities that do not currently have them (e.g. Calgary).			1
	Cap rental increases – not “rent control” – with increases limited to an annual increase based on the consumer price index.			1

Organizational/Community Role in Solutions

Code	Description	# Mentions
504	Provide voice for those in need of housing; identify needs; advocate for those who need housing, support; those in low and moderate income groups	93
504	Provide voice for those in need of housing; identify needs; advocate for those who need housing, support; those in low and moderate income groups	93
505	Work in partnerships with other organizations, industry and municipality; share information, forecasts	90
505	Work in partnerships with other organizations, industry and municipality; share information, forecasts	90
500	Other	81
502	Public awareness campaigns and education	65
305	Purchase land and build affordable rental housing; use existing reserve land for affordable housing	28
201	Community support (e.g. churches, service groups) for "bricks and mortar"	27
303	Manage/operate housing programs funded by province, other funders	27
300	Rental housing	26
503	Accountability in managing provincial funds; leveraging provincial/federal funds and resources	21
100	Homelessness	20
200	Transitional housing	20
506	Industry support to develop infrastructure	18
203	Manage/operate housing programs funded by province, other funders	15
501	Municipal/community planning/affordable housing plan; inventory of needs; long-term development plan; use municipal reserve (10%) more efficiently – e.g. 8% parks/schools, 1-2% for affordable housing; municipal investment of funds	15
102	Support for existing facilities	14
404	Purchase land and build affordable home ownership units	14
302	Provide barrier free, supportive housing units; units that allow couples and families to live together (seniors, disabled)	11
509	Administer land trusts; other administrative supports	10
101	Campaign/programs to provide emergency housing (e.g. in response to weather)	9
400	Home ownership	8
402	Municipal relief from levies, building permit fees, etc.; capped municipal tax increases for seniors in own home	7
202	Donating municipal reserve land to increase supply; municipality to purchase land for affordable housing	5
508	Developers construct roads in new developments	5
403	Home Ownership Model – market value units for people who can't afford a mortgage; First Time Home Buyers Program (Edmonton) – using surplus school site lands for affordable housing	5
103	Emergency fund for immediate needs	4
507	Levies to fund infrastructure requirements, e.g. offsite levies in FM to fund collector roads not in the development	4
401	The Home Program and Realtor Foundation – realtors donate to fund to assist with down payment, other supports for the housing challenged; partner with community groups/housing corporations	4



ALBERTA AFFORDABLE HOUSING TASK FORCE

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